

DISTRICT OF COLUMBIA BUILDING CODE ADVISORY COMMITTEE

c/o DCRA/BLRA · 941 North Capitol Street, NE, Ste. 2000 · Washington, DC 20002

CODE CHANGE PROPOSAL FORM

2003 ICC FAMILY OF CODES

PAGE 1 OF 2

CODE: IPMC

SECTION NO. Chap 6

SUBCOMMITTEE AMENDMENT NO. PM-5

PROPOSING SUBCOMMITTEE:

CHAIR:

PHONE:

E-mail:

DATES: OF PROPOSAL: 4/18/05

BCAC PRESENTATION: 4/20/05

BCAC APPROVAL:

CHECK ONE



Revise section to read as follows:



Delete section and substitute the following:



Add new section to read as follows:



Delete section without substitution.

TYPE ALL TEXT IN 12-POINT TIMES NEW ROMAN FONT

~~LINE THROUGH TEXT TO BE DELETED~~ (highlight text, under *Format*, click font and check strikethrough)

UNDERLINE TEXT TO BE ADDED

Use additional sheets of the form, if necessary.

(See following pages)

This amendment is being proposed by the Executive Committee. Please contact Marc Fetterman, 202/625-2525 (fetterman-dc@att.net) with questions, comments, etc.

Anticipated impact of code change on cost of construction (CHECK ONE)

☐ *Increase*

☐ *Decrease*

☐ *Negligible*

☐ *Unknown*

If "Increase" box was checked, indicate estimated range of added cost:

Per 1,000 SF single-family dwelling to

Per 1,000SF of commercial building to

JUSTIFICATION OF CHANGE:

Additions to Property Maintenance Code to enable its use in housing code enforcement in lieu of 14 DCMR.

Policy 4.d. Provision that is inconsistent or conflicting with District statute, regulation or policy.

CHAPTER 6G MECHANICAL AND ELECTRICAL REQUIREMENTS

SECTION PM-602 HEATING FACILITIES

Revise Section PM-602.3 to read as follows (maintain Exceptions to this Section):

PM-602.3 Heat supply. Every owner and operator of any building who rents, leases or lets one or more dwelling unit, rooming unit, dormitory or guestroom on terms, either expressed or implied, to furnish heat to the occupants thereof shall supply heat during the period from October 15th to May 15th to maintain a temperature of not less the 68°F (20°C) in all habitable rooms, bathrooms, and toilet rooms.

Revise Section PM-602.4 to read as follows (maintain Exceptions to this Section):

PM-602.4 Occupiable work spaces. Indoor occupiable work spaces shall be supplied with heat during the period from October 15th to May 15th to maintain a temperature of not less the 65°F (18°C) during the period the spaces are occupied.

Add new Sections PM-602.6 through PM-602.9 to read to as follows:

PM-602.6 Inspection as a Result of Notice of Violation: The owner of a single family dwelling, occupied in whole or in part by a tenant or tenants in which one (1) or more housing violation notices were issued because of a defective heating system under the control of the owner, shall cause the furnace, boiler, or other central heating or hot water system to be inspected by a qualified person in the period between March 1 and September 1 subsequent to the issuance of the violation notices.

PM-602.7 Inspections for Multiple Unit Buildings: The owner of a multiple dwelling, containing two (2) or more units, shall cause the furnace, boiler, or other central heating systems to be inspected by a qualified person between March 1 and September 1 of each year.

PM-602.8 Recordation of Inspections: The findings on inspections shall be recorded on forms approved by the Department within fifteen (15) days following the inspection and shall be delivered to the owner, who shall file a copy with the Department within seven (7) days of the receipt of the findings.

PM-602.9 Requirement of Written Certifications: The certifications required by the above Sections shall be in writing and shall be signed by the owner and by a "qualified person".

Add new Section PM-608 and PM-608.1 to read to as follows:

SECTION PM-608 AIR CONDITIONING

PM-608.1 General. The owner of a rental habitation, who provides air conditioning as a service either through individual air conditioning units or a central air conditioning system, shall maintain such unit or system in safe and good working condition so that it is capable of providing an inside temperature, in the rooms it is intended to serve, equal to the greater of (i) seventy-eight degrees Fahrenheit (78 degrees F), or (ii) at least fifteen degrees Fahrenheit (15 degrees F) less than the outside temperature.